

004.A

0008

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
648,400 / 648,400  
648,400 / 648,400  
648,400 / 648,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
68-70		VARNUM ST, ARLINGTON

OWNERSHIP		Unit #:	1
Owner 1:	CORNELL MICHAEL W		
Owner 2:			
Owner 3:			

Street 1:	68-70 VARNUM ST UNIT 1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER			
Owner 1:	IRISH ALAN -		
Owner 2:	-		
Street 1:	68-70 VARNUM STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		
Cntry:			

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1353 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8006												G10				

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102	0.000	648,400			648,400				310108
									GIS Ref
									GIS Ref
									Insp Date
									05/10/18

PREVIOUS ASSESSMENT		Parcel ID		004.A-0008-0001.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

2020	102	FV	638,900	0	.	638,900	638,900	638,900	Year End Roll	12/18/2019
2019	102	FV	606,700	0	.	606,700	606,700	606,700	Year End Roll	1/3/2019
2018	102	FV	538,000	0	.	538,000	538,000	538,000	Year End Roll	12/20/2017
2017	102	FV	491,500	0	.	491,500	491,500	491,500	Year End Roll	1/3/2017
2016	102	FV	487,300	0	.	487,300	487,300	487,300	Year End	1/4/2016
2015	102	FV	443,900	0	.	443,900	443,900	443,900	Year End Roll	12/11/2014
2014	102	FV	424,300	0	.	424,300	424,300	424,300	Year End Roll	12/16/2013
2013	102	FV	424,300	0	.	424,300	424,300	424,300		12/13/2012

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
IRISH ALAN,	66626-116		1/5/2016		550,000	No	No				
MELLO LUIZ/TORR	51020-107		4/11/2008		416,500	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/5/2010	2255	Redo Bas	3,300						5/10/2018	Measured	DGM	D Mann											
									4/13/2009	Inspected	163	PATRIOT											
									1/5/2009	NEW CONDO	BR	B Rossignol											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Prior Id # 1:	4514
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:18:00
LAST REV	
Date	Time
05/10/18	17:47:23
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good																		
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good																		
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating:																		
Prime Wall: 1 - Wood Shingle		A HBth: 1	Rating:																		
Sec Wall: 1	%	OthrFix: 1	Rating:																		
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																	
Color: GREEN		A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir:		Frl: 1	Rating:	Other																	
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:	Upper															
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1923	Eff Yr Blt:	Location: 1		Lvl 1																	
Alt LUC:	Alt %:	Total Units: 1		Lower																	
Jurisdct: G17	Fact: .	Floor: 1 - 1st Floor		Totals RMS: 6 BRs: 2 Baths: 1 HB																	
Const Mod:		% Own: 53.000000000																			
Lump Sum Adj:		Name: 1																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster		Functional:		Interior:	1	6	2														
Sec Int Wall: 1	%	Economic:		Additions:																	
Partition: T - Typical		Special:		Kitchen:																	
Prim Floors: 3 - Hardwood		Override:		Baths:																	
Sec Floors: 1	%	Total: 4.6 %		Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004.A-0008-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:							